



COUNTY OF LOS ANGELES
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May 24, 2011

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Agenda No. 4
02/22/11

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: GENERAL PLAN AMENDMENT CASE NUMBER 2010-00003-(4)
ZONING CASE NUMBER 2010-00004-(4)
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously continued a hearing to May 24, 2011, regarding the above-referenced applications for a general plan amendment to adopt a comprehensive update of the Hacienda Heights Community Plan, a part of the County's General Plan, and to change the zoning of parcels to ensure zoning consistency with land use designations in the new Community Plan. You instructed us to prepare for your consideration at the continued hearing: (1) any necessary documents to adopt the Hacienda Heights Community Plan with modifications requested by your Board; and (2) a zone change ordinance to implement the proposed zone changes, also with modifications. Enclosed are an appropriate resolution and zone change ordinance for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

JOHN F. KRATTLI
Senior Assistant County Counsel

EML:vn
Enclosures

HOA.781913.2

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF GENERAL PLAN AMENDMENT
CASE NO. 2010-00003-(4)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California, commencing with section 65350, provides for adoption of amendments to County general plans; and

WHEREAS, the Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on February 22, 2011 and May 24, 2011, to consider: (1) Plan Amendment Case No. 2010-00003-(4) ("Plan Amendment") to adopt a comprehensive update of the Hacienda Heights Community Plan, a part of the County's General Plan; (2) Zoning Case No. 2010-00004-(4) ("Zone Change") amending Title 22 (Planning and Zoning) of the Los Angeles County Code to change zoning of parcels to ensure zoning consistency with the proposed revised land use designations in the Community Plan; and (3) A Mitigated Negative Declaration ("MND") prepared pursuant to the California Environmental Quality Act ("CEQA") for the proposed Plan Amendment and Zone Change, Environmental Assessment No. 2010-00061-(4); and

WHEREAS, the County Regional Planning Commission ("Commission") held a duly-noticed public hearing on August 25, 2010 and September 22, 2010 to consider the Plan Amendment, Zone Change, and MND, and at the conclusion of its hearing, recommended that the Board consider and approve said Plan Amendment, Zone Change, and MND; and

WHEREAS, the Board has duly considered the recommendation of the Commission, public testimony, and the recommendations and testimony of staff from the Department of Regional Planning ("Regional Planning"); the MND; and all documents in the record regarding the Plan Amendment, Zone Change, and MND; and

WHEREAS, the Board finds as follows:

1. The Hacienda Heights Community Plan Update ("Plan") is a comprehensive community plan developed by Regional Planning in partnership with the residents of Hacienda Heights to replace the existing Hacienda Heights Community General Plan, which was adopted in 1978 and prepared by the Hacienda Heights Planning Advisory Committee in conjunction with Regional Planning ("the 1978 Plan").
2. The 1978 Plan, which has not been updated, contains community-wide goals and specific policies pertaining to land use, circulation, scenic highways, environmental resource management, housing, and noise.
3. The reasons for updating the plan are to reflect the community's vision of the future of Hacienda Heights, more accurately capture the current composition of the community, reflect changes that have taken place in the community since the

original plan was adopted, and proactively anticipate community needs in the future.

4. Fifteen community outreach events were held between 2007 and 2009 to obtain community input and direction, which resulted in a preliminary draft plan.
5. Through inter-agency and multi-disciplinary collaboration, the preliminary draft materials were revised and refined, which resulted in the final draft materials.
6. The Plan contains seven sections: (1) Introduction; (2) Land Use; (3) Goals and Policies; (4) Implementing the Community Plan; (5) Implementing the Mitigation Monitoring Plan; (6) Conclusion; and (7) Glossary.
7. The Plan elements are Land Use, Appearance, Mobility, Housing, Conservation, Open Space and Recreation, Health and Safety, Public Services, and Facilities.
8. The Land Use Element of the Plan includes the Land Use Policy Map, utilizing the 2008 Draft General Plan's new uniform Land Use legend (revised in February 2010), and identifies specific land use designations for each parcel in the community; provides detailed descriptions of what is allowed in each designated category discusses zones that are compatible with each land use designation, as reflected on the Land Use Policy Map.
9. The Land Use Policy Map is based on a comprehensive land use analysis that explored existing conditions, such as density and environmental constraints; projected population and housing needs, transit availability, the community's vision for growth, and sustainability; and other long-term plans from regional and neighboring jurisdictions.
10. The Plan's goals articulate a specific final vision sought by the community, and the policies describe the actions that must be taken to realize those goals.
11. The goals and policies are based on community priorities and organized according to the issue-specific elements utilized in the County General Plan and elements not covered in the Plan are addressed in the County General Plan.
12. The Plan includes additional elements to address community priorities with more specificity than found in the County General Plan.
13. The goals and policies of the Plan include several topics not covered by the 1978 Plan, such as improved maintenance and appearance of aging structures and facilities, preservation of remaining undeveloped areas, sustainable and efficient future development, and services and facilities to meet the needs of the community's diverse population.

14. The goals and policies of the Plan reflect the community's long-term vision for addressing community-specific issues over the next 20 to 30 years.
15. The Plan's implementation section organizes a series of actions in a timeline, based on community priorities, and identifies the entities with primary responsibility for implementation.
16. The Plan's mitigation monitoring section delineates specific mitigations for future development projects, as described in the Initial Study prepared for the project, to reduce potential impacts on the environment associated with those possible projects to less than significant levels with project mitigation.
17. The proposed Zone Change, prepared in connection with the Plan, is designed to bring all zoning into consistency with the updated land use categories designated in the Plan pursuant to section 65860 of the California Government Code.
18. Zone changes are proposed for all parcels that, without the change, would have zoning designations inconsistent with the Plan's proposed land use map, which represent approximately 21 percent of all parcels.
19. An Initial Study was prepared for the project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study found that, with identified mitigation, there is no substantial evidence, in light of the whole record, that the adoption of the proposed Plan Amendment and Zone Change will have a significant effect on the environment.
20. Based on the Initial Study, an MND was prepared in accordance with section 15070 of the CEQA Guidelines.
21. Copies of the draft MND were transmitted to the County Clerk and County Library in Hacienda Heights, as well as the Fourth Supervisorial District Field Office in Rowland Heights, and the Steinmetz Senior Center in Hacienda Heights for public review.
22. Initial public notice of the Commission hearing in the form of a legal advertisement was published in the *San Gabriel Valley Tribune*, a newspaper of general circulation, on July 22, 2010, pursuant to Public Resources Code section 21092.
23. A post-card notice of said hearing was mailed to every address within Hacienda Heights, including property owners and renters on July 20, 2010.
24. During the public comment period for the proposed MND, staff received written comments from a total of 15 agencies (local, regional, and state) and 10 members of the public expressing both support of, and recommendations to improve the draft materials.

25. At the close of the public comment period, staff received notification from the Governor's Office of Planning and Research confirming that CEQA requirements had been met.
26. Upon receipt, comments were addressed in subsequent revisions of draft materials, which were posted on the project website at <http://planning.lacounty.gov/hacienda>.
27. Where requested, staff provided written responses to comments.
28. The Commission conducted its public hearing regarding the proposed Community Plan and Zone Change on August 25, 2010, which was then continued to September 22, 2010.
29. At the initial Commission public hearing session, 110 people attended and the Commission heard testimony from four individuals, including support and concern. At the second hearing session, the Commission heard testimony from one individual, the President of the Hacienda Heights Improvement Association, in support of the Plan and the process by which it was developed.
30. At the conclusion of its hearing, the Commission voted unanimously (4 to 0 with Commissioner Valadez absent) to recommend that a public hearing be held by the Board to consider approval and adoption of the proposed Plan, Zone Change ordinance, and MND prepared for the project and instructed staff to prepare a Resolution reflecting that recommendation.
31. On October 6, 2010, the Commission unanimously adopted (4 to 0 with Commissioner Modugno absent) a Resolution to recommend that the Board adopt the Plan Amendment, approve the Zone Change, and approve the MND.
32. The Board opened its public hearing on the project on February 22, 2011, and received testimony both in favor of the Plan Amendment and Zone Change and in opposition, including the Hacienda-La Puente School District ("District"), based on the proposed redesignation of certain parcels owned by the District and assertions that notice of the hearing was inadequate.
33. At the conclusion of that public hearing session, the Board directed Regional Planning to revise certain land use designations and zoning as requested by the District and, as a result, also revise the MND as appropriate, and to investigate the concerns regarding hearing notice, and continued the hearing to May 24, 2011.
34. Regional Planning made the land use and zoning revisions as requested and revised the MND, and in consultation with County Counsel, determined that such revisions did not require recirculation of the MND pursuant to CEQA Guidelines section 15073.5.

35. Regional Planning, in consultation with County Counsel, researched the notice given for the Board hearing and determined that the notice was in compliance with all State and County notice requirements.
36. For the May 24, 2011 continued public hearing session, the County provided additional notice of the continuance and intent to consider the Plan Amendment, Zone Change, and MND by mailing notice to those who previously requested written notice and by placement of a legal advertisement in the *San Gabriel Valley Tribune*.
37. The proposed Plan Amendment and Zone Change are consistent with the purpose, intent, and provisions of the County's General Plan; and
38. The proposed Plan Amendment and Zone Change promote Goal One of the County's Strategic Plan pertaining to "Operational Effectiveness" by ensuring certainty for property owners and eliminating potential regulatory burdens associated with inconsistent zoning and land use.
39. The proposed Plan Amendment and Zone Change promote Goal Three of the County's Strategic Plan pertaining to "Community and Municipal Services" by identifying the community's long-term vision and needs, and establishing a framework of goals, policies, implementation strategies, and land uses to meet those needs.


THEREFORE, BE IT RESOLVED, THAT THE BOARD OF SUPERVISORS:

1. Certifies that the MND prepared for the project was completed in compliance with CEQA, the State and County guidelines related thereto, and reflects the independent judgment of the Board; and approves the MND for the project and certifies that it reviewed and considered the information contained therein, including the Project Changes/Conditions form, that identifies the modifications made to mitigate potential impacts and adopts the Mitigation Monitoring Plan set forth in Section 5 of the Plan;
2. Finds that the proposed Plan Amendment is consistent with the goals, policies, and programs of the Los Angeles Countywide General Plan; and
3. Adopts General Plan Amendment 2010-0003-(4), the Hacienda Heights Community Plan Update.

The foregoing resolution was on the 24th day of May 2011, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.




SACHI A. HAMAI, Executive Officer-Clerk
of the Board of Supervisors of the County
of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 
Deputy

Attachment:

Updated Revised Recommended Hacienda Heights Community Plan Update, dated
April 14, 2011